THIS INSTRUMENT PREPARED BY AMY E. ADAMS, ATTORNEY
2908 POSTON AVENUE, NASHVILLE, TENNESSEE 37203

WARRANTY DEED

BOOK 11318 PAGE 611

Owner Address for Tax Notice:

George E. Manson, J. Kent Grizzard
& Dianne Grizzard
6049 Port Anadarko Trail

Hermitage, TN 37076

Lienholder Name/Address:

First Bank

15375 Lebanon Road

Old Hickory, TN 37138

Map/Parcel No.: 73-7 162

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand, this date paid, and other good and valuable consideration, I, Charles McKay have this day bargained and sold, and do hereby transfer and convey unto George E. Manson, J. Kent Grizzard and Dianne Grizzard their heirs and assigns, certain real estate located in the 2nd Civil District of Davidson County, Tennessee, being all or a portion of Tax Map and Parcel No. 73-7, described as follows:

> Lot #21, Section I, Cabin Hill Subdivision, Plat Book 5200, Page 581, 2321-2323 Kimberly Drive, Nashville, TN as recorded in the Register's Office of Davidson County, TN
>
> Being a portion of the property conveyed to grantor by Warranty Deed of record in Book 6357, page877 in the Register's Office of Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, have a good right to convey same, and that same is unencumbered except for the City Taxes, 1999 Davidson County real estate taxes, which have been prorated to closing and for which grantees shall be ultimately responsible.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 25 day of January, 1999.

CMcKay

Charles McKay

0542888

IDENTIF. & REFERENCE

99FEB-1 AM 9:27

BILL GARRELL REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tennessee, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the within instrument, and upon oath acknowledged that he did so freely and voluntary, for the purposes therein contained.

Witness my hand and official seal, this 25 day of January, 1999.

Kimberly D. Bearden
NOTARY PUBLIC

My commission expires: January 25, 2003

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $ 101,666.66.

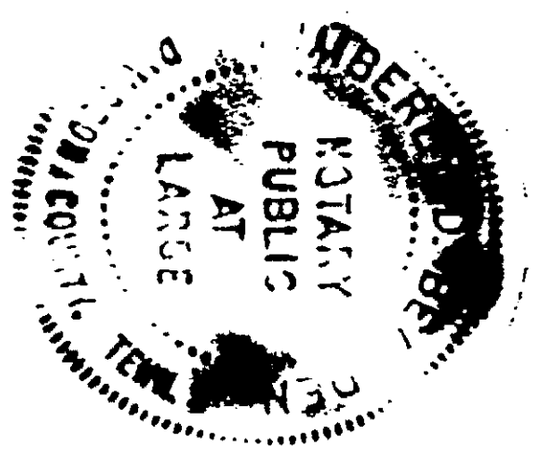
Amy E. Adams
AFFIANT

Sworn to and subscribed before me, this

25 day of January, 1999.

Kimberly D. Bearden
NOTARY PUBLIC OR REGISTER

Commission Expires: January 25, 2003



02/01 0101 03CHECK 387.17

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
101666.66
CON TX 376.17
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 387.17
CHECK 387.17

02/01/99 01 09:25 0001 9325

0542888

IDENTIF. & REFERENCE

99FEB-1 AM 9:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418694